



<b>501 St Clair Ave W 320</b> <b>Toronto Ontario M5P 0A2</b> Toronto C02 Casa Loma Toronto % Dif: 99 <b>Taxes:</b> \$2,684.55 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 14		<b>Sold: \$435,000</b> <b>List: \$439,900</b>
Condo Apt Apartment <b>Unit#:</b> 20 <b>Corp#:</b> TSCC / 2715	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 03	<b>Rms:</b> 4 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xMain
<b>Dir/Cross St:</b> St Clair & Bathurst <b>Directions:</b> Enter Visitor parking from Bathurst <b>Prop Mgmt:</b> Principle Property Management Ltd.		

**MLS#:** C12324127 **Sold Date:** 08/18/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Year Built:</b> 2019 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Builder Floor Plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$590.57 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> Y <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> None / 0 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Concierge, Guest Suites, Gym, Outdoor Pool, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> 571 Sq Ft 1 Bedroom At The Rise Condos. Floor Plan Is Attached. Balcony With Gas Bbq Hookup. 9 Foot Ceilings. Located In A Vibrant Neighbourhood, Steps To Subway, Park, Shopping, Restaurants, Farmer's Market. 24 Hour Concierge, Roof Top Deck With Infinity Pool And Bbq For Entertaining, Gym, Sauna, Party Room, Screening Room. <b>Inclusions:</b> Gas Counter Top, Oven, Hood Range, Fridge, Dishwasher, Microwave. Washer, Dryer, Window Blinds. Balcony Bbq Outlet. Freshly painted throughout.					

**Listing Contracted With:** RE/MAX PREMIER INC. 416-743-2000



<b>78 Warren Rd 601</b>			<b>Sold: \$391,000</b>
<b>Toronto Ontario M4V 2R6</b>			<b>List: \$459,000</b>
Toronto C02 Casa Loma Toronto % Dif: 85			
<b>Taxes:</b> \$1,763.37 / 2024		<b>For:</b> Sale	<b>SPIS:</b> N
			<b>DOM:</b> 72
Co-Ownership Apt	<b>#Shares%:</b> 2.0423	<b>Rms:</b> 4	
Apartment	<b>Locker#:</b> 23	<b>Bedrooms:</b> 1	
<b>Unit#:</b> 601	<b>Locker Lev/Unit:</b> B	<b>Washrooms:</b> 1	
<b>Corp#:</b> n/a / 0	<b>Locker Unit:</b>	1x4	
	<b>Level:</b> 6		
<b>Dir/Cross St:</b> St.Clair W/Avenue Rd			
<b>Directions:</b> At Corner of St.Clair Ave W/Warren Rd			
<b>Prop Mgmt:</b> Peer Property Management: 416-6900-0144			

MLS#: C12116349      Sold Date: 07/12/2025  
 PIN#: 212210042

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> floor plan <b>Exposure:</b> Se <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$857.64 <b>A/C:</b> Window Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine <b>Interior Feat:</b> Separate Hydro Meter, Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	16.99	x 9.25	Open Concept	Large Window	Parquet Floor
2	Dining	Flat	10.89	x 8.04	Combined W/Living	W/O To Balcony	
3	Kitchen	Flat	7.09	x 6.89	Ceramic Floor	Breakfast Bar	
4	Prim Bdrm	Flat	14.04	x 9.84	Double Closet	Parquet Floor	Large Window

**Client Remks:** Welcome to 78 Warren, sun-filled and spacious 1bedroom in highly sought-after Casa Loma neighbourhood. Large corner suite, offering 620 sf of living space, plus 48 sf balcony with unobstructed city views. Nestled in a boutique building in Casa Loma/Forest Hill neighbourhood, you'll be surrounded by multi-million-dollar homes and historic mansions. Short walk to St. Clair streetcar, Yonge or Spadina Subway, Loblaws. Easy access to downtown, U of T, ROM, Sir Winston Churchill Park with tennis 10 courts & jogging trails, Forest Hill Village shops. This well maintained and professionally managed building features on-site live-in superintendent, free laundry, and a storage locker. Monthly maintenance fee includes unit property taxes. Best of all, this is Co-Ownership building - NO board approval required, ( NOT a Co-Op), giving you the freedom to live in or rent out with ease. An exceptional location. Don't miss your chance to own in this coveted community!

**Inclusions:** Fridge, Stove, Exhaust Fan. All Elf's, Roller Blinds. Wall AC- as is where is.

**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



<b>501 St. Clair Ave W 602</b> <b>Toronto Ontario M5P 0A2</b> Toronto C02 Casa Loma Toronto % Dif: 98 <b>Taxes:</b> \$2,940.94 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 25			<b>Sold: \$490,000</b> <b>List: \$499,998</b>
Condo Apt Apartment <b>Unit#:</b> 02 <b>Corp#:</b> TSCC / 2715	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 6	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 <b>Washrooms:</b> 1 1x4xMain	
<b>Dir/Cross St:</b> Bathurst St & St Clair Ave w <b>Directions:</b> SE Corner of Bathurst St & St Clair Ave w <b>Prop Mgmt:</b> Principle Property Management Ltd			

**MLS#:** C12319833 **Sold Date:** 08/26/2025  
**PIN#:** 767150147


<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Year Built:</b> 2018 <b>Apx Sqft:</b> 500-599 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$617.46 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free, Built-In Oven	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	4.59	x 9.91	Laminate Mirrored Closet
2	Living	Main	14.67	x 15.26	Laminate Window Flr to Ceil W/O To Balcony
3	Dining	Main	14.67	x 15.26	Laminate Combined W/Living Open Concept
4	Kitchen	Main	14.67	x 15.26	Granite Counter Backsplash B/I Appliances
5	Br	Main	8.86	x 9.94	Laminate W/I Closet Double Doors

**Client Remks:** Prime Locale in Prestigious Casa Loma! Welcome to this stunning 597 Sq Ft 1-bedroom Rise Condo, offering a spacious, bright, and open-concept layout. Enjoy 9 ft ceilings and floor-to-ceiling windows that flood the space with natural light, creating a functional and inviting home. The modern kitchen boasts a backsplash, undermount lighting, a gas stove, and built-in appliances. Step out to your large north-facing balcony with a gas BBQ hookup perfect for entertaining and honing your grilling skills. Upgraded features include new lighting fixtures in the living room and bedroom, electric drop-down blinds for effortless ambiance, and a large walk-in closet in your bedroom. Live the ultimate lifestyle with world-class amenities: heated outdoor pool, sauna, gym, outdoor terrace/lounging area, party room, games room, BBQ facilities, theatre room and 24-hour concierge. Steps to TTC, St. Clair West Subway, Loblaws, trendy restaurants, parks, schools, and a library, this vibrant location offers unmatched convenience and sophistication. Embrace a lifestyle of luxury and ease in this exceptional condo!

**Inclusions:** B/I Fridge, Stove, B/I Dishwasher, Microwave, Stacked Washer & Dryer, All Electrical Light Fixtures and Window Coverings + Remote.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 905-695-6195



**78 Warren Rd 701**  
**Toronto Ontario M4V 2R6**  
 Toronto C02 Casa Loma Toronto % Dif: 90  
**Taxes:** \$1,797.91 / 2025 **For:** Sale **SPIS:** N **DOM:** 41

**Sold: \$505,000**  
**List: \$560,000**

Co-Ownership Apt #Shares%: 2.0823 Rms: 4  
 1 Storey/Apt Locker#: 30 Bedrooms: 1  
 Unit#: 701 Locker Lev/Unit: Washrooms: 1  
 Corp#: n/a / 0 Locker Unit: 1x4xMain  
 Level: 7

**Dir/Cross St:** Avenue Rd & St Clair Ave W  
**Directions:** Avenue Rd & St Clair Ave W  
**Prop Mgmt:** Peer Property Management

**MLS#:** C12192189 **Sold Date:** 07/14/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> plans <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$874.44 <b>A/C:</b> Wall Unit <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Retirement: <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> Y <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> CAC Incl: <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> Energy Cert: <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Separate Hydro Meter, Carpet Free, Storage Area Lockers <b>Security Feat:</b> Monitored, Carbon Monoxide Detectors, Smoke Detector	<b>Balcony:</b> Open <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> #5 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	8.2	x 7.84	Open Concept	South View	B/I Appliances
2	Living	Main	16.77	x 10.17	Combined W/Br	South View	Laminate
3	Breakfast	Main	8.5	x 7.84	Combined W/Living	W/O To Balcony	Laminate
4	Prim Bdrm	Main	9.68	x 13.42	Laminate	South View	Large Window


**Client Remks:** Stunningly priceless views and location!! Welcome to the top floor, where you will step into bountiful amounts of natural light in this upgraded open-concept condo in the sought-after Casa Loma neighbourhood. Offering OVER 600 sq ft of living space, this unit features a stunning east-exposure balcony with breathtaking city views to the south. This functional living space appeals to people of all ages, including down-sizers, those looking for a pied-a-terre, or parents looking for a safe and conveniently located condo for their kids heading to university or starting their career. This unit has ample space for hosting dinners with friends, remote work and morning coffee on the balcony. Enjoy modern updates throughout, including upgraded oak laminate flooring, bathroom lighting, windows and more. The unit also boasts a large kitchen peninsula, beautiful pot lights, ample closet space for storage, and a generously sized primary bedroom. Bonus: Owned parking and locker for ultimate convenience! Located in a highly walkable area, you're steps to beautiful parks, Winston Churchill Tennis Club, transit (TTC), and fantastic local amenities. A perfect blend of style, comfort, and an unbeatable location! Surround yourself with multi-million dollar homes and move right in! Maintenance fees include property taxes and no board approval is needed (NOT a co-op). Also convenient - superintendent lives in building.

**Inclusions:** All ELF's, Samsung Electric Range, Samsung Stainless Steel Over-the-Range Microwave, Electrolux Stainless Steel Slim Design Refrigerator with Bottom Freezer, and Window Coverings

**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888



	<b>501 St Clair Ave W 1508</b> <b>Toronto Ontario M5P 0A2</b> Toronto C02 Casa Loma Toronto % Dif: 88 <b>Taxes:</b> \$2,775.32 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 161		<b>Sold: \$529,000</b> <b>List: \$599,000</b>			
	Condo Apt Apartment <b>Unit#:</b> 08 <b>Corp#:</b> TSCC / 2715	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> 5 <b>Locker Unit:</b> 28 <b>Level:</b> 15	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 1 1x4xMain			
	<b>Dir/Cross St:</b> Bathurst St <b>Directions:</b> SE Corner @ Bathurst St <b>Prop Mgmt:</b> Principle Property Management Ltd					
	<b>MLS#:</b> C12025123 <b>PIN#:</b>			<b>Sold Date:</b> 08/26/2025		
<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Apx Sqft:</b> 500-599 <b>Sqft Source:</b> Prior Listings <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>		<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$595.94 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Heat Incl:</b> <b>Cable TV Incl:</b> <b>Bldg Ins Incl:</b> <b>Cert Level:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Park, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> Carpet Free, Built-In Oven, Countertop Range <b>Security Feat:</b> Concierge/Security		<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> None <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 0 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Games Room, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y		
<b>#</b>	<b>Room</b>	<b>Level</b>	<b>Length (ft)</b>	<b>Width (ft)</b>	<b>Description</b>	
1	Foyer	Flat	5.41	x 4.17	Laminate	Mirrored Closet
2	Living	Flat	11.42	x 10.99	Window Flr to Ceil	W/O To Balcony Combined W/Dining
3	Dining	Flat	11.42	x 10.99	Laminate	Breakfast Bar Open Concept
4	Kitchen	Flat	10.99	x 7.15	Granite Counter	Centre Island Pot Lights
5	Prim Bdrm	Flat	12.76	x 9.68	Window Flr to Ceil	W/O To Balcony Mirrored Closet
6	Den	Flat	9.09	x 7.51	Laminate	Open Concept
<b>Client Remks:</b> 6 Year New Luxury Quality Built Condominium Building in Upper Downtown Area Closed by TTC/Subway, University & College, Prominent Schools, Park, Shopping & Restaurants etc., High Floor Apartment Unobstructed Southwest Exposure to City View, 9' Smooth Ceiling, Upscale Finishings, Laminate Flooring thruout Most Principal Rooms, Granite Kitchen Combining with Living/Dining Room with Floor-to-Ceiling Windows Walkout Balcony, Master Bedroom with Floor-to-Ceiling Windows Walkout Balcony, Den could be 2nd Bedroom, Full Bathroom with Marble Counter, Open Concept Practical Design. Excellent Condo Facilities including 24-Hour Concierge Security. <b>Inclusions:</b> Fridge, Gas Cooktop, Oven, Range Hood, Microwave, Dishwasher, Washer, Dryer, All Existing Electric Light Fixtures, All Existing Window Coverings.						
<b>Listing Contracted With:</b> CENTURY 21 KING'S QUAY REAL ESTATE INC. 905-940-3428						

	<b>501 St. Clair Ave W 2106</b> <b>Toronto Ontario M5P 0A2</b> Toronto C02 Casa Loma Toronto % Dif: 100 <b>Taxes:</b> \$3,662.28 / 2024 <b>For:</b> Sale <b>SPIS:</b> Y <b>DOM:</b> 6		<b>Sold: \$630,000</b> <b>List: \$629,880</b>
	Condo Apt Apartment <b>Unit#:</b> 6 <b>Corp#:</b> TSCC / 2715	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 4 <b>Level:</b> 21	<b>Rms:</b> 5 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 2x4
<b>Dir/Cross St:</b> St Clair W & Bathurst (Subway) <b>Directions:</b> St Clair W & Bathurst (Subway) <b>Prop Mgmt:</b> City Sites Property Management Inc			

**MLS#:** C12527606 **Sold Date:** 11/16/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 600-699 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Owner <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$823.20 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions, Public Transit <b>Interior Feat:</b> None <b>Security Feat:</b> Concierge/Security	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Bbqs Allowed, Games Room, Gym, Outdoor Pool, Party/Meeting Room, Rooftop Deck/Garden <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Step into elevated urban living in this ultra-modern, spacious suite located in one of Toronto's most prestigious neighbourhoods. From the moment you walk in, you're greeted by the best view in the city of the Toronto skyline framed by floor-to-ceiling windows, soaring 9 ceilings, and elegant recessed lighting, creating a bright and airy atmosphere. The open-concept layout flows seamlessly, leading you to a chef-inspired kitchen featuring built-in appliances, a gas stove, and quartz countertops perfect for entertaining or preparing gourmet meals. Just beyond, step onto your private balcony, a rare find with a gas line for an outdoor BBQ or firepit, making summer evenings even more enjoyable. The primary bedroom is a retreat in itself, offering a spacious walk-in closet and easy access to a spa-like bathroom with a beautiful glass shower. Thoughtful design and premium finishes throughout ensure both luxury and functionality. Beyond your suite, experience 18,000sq.ft. of world-class, hotel-quality amenities, including a rooftop terrace with an infinity pool, outdoor cabanas, a state-of-the-art gym, meeting and billiards rooms, and more. With visitor parking and two renowned restaurants attached to the building, convenience is truly at your doorstep. Located just minutes from Loblaws, Forest Hill, Casa Loma, top shopping, dining, the St. Clair West subway station and the downtown core, this is city living at its finest with transit right outside your door for effortless commuting. NO OFFER DATE - offers will be reviewed at anytime.					
<b>Listing Contracted With:</b> RARE REAL ESTATE 416-233-2071					



<b>377 Madison Ave 407</b> <b>Toronto Ontario M4V 3E1</b> Toronto C02 Casa Loma Toronto % Dif: 99 <b>Taxes: \$3,369 / 2024 For: Sale</b> <b>SPIS: N</b> <b>DOM: 45</b>			<b>Sold: \$645,000</b> <b>List: \$650,000</b>
Condo Apt Apartment <b>Unit#:</b> 07 <b>Corp#:</b> TSCC / 2681	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> B <b>Locker Unit:</b> 37 <b>Level:</b> 04	<b>Rms:</b> 6 <b>Bedrooms:</b> 1 + 1 <b>Washrooms:</b> 2 1x4xMain, 1x2xMain	
<b>Dir/Cross St:</b> Spadina & Dupont <b>Directions:</b> Spadina & Dupont <b>Prop Mgmt:</b> ICC Property Management			

<b>MLS#:</b> C12270172	<b>Sold Date:</b> 08/22/2025
<b>PIN#:</b>	

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Year Built:</b> 2016 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 600-699 <b>Sqft Source:</b> Builder Plans <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$634.31 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> Included In <b>HST Applicable to Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> Y <b>CAC Incl:</b> Y <b>Y Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Carpet Free	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 37 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.37	x 11.48	Laminate	W/O To Balcony	West View
2	Dining	Main	18.37	x 11.48	Laminate	Combined W/Kitchen	
3	Kitchen	Main	18.37	x 11.48	Laminate	Quartz Counter	Eat-In Kitchen
4	Prim Bdrm	Main	10.5	x 9.19	Laminate	4 Pc Ensuite	W/O To Balcony
5	Den	Main	7.55	x 5.58	Laminate	B/I Desk	
6	Laundry	Main	4.27	x 4.92	Tile Floor		

**Client Remks:** Beautiful and bright one bedroom plus den with two bathrooms perfectly located within a boutique building in the quiet residential community of Casa Loma and the Annex. This airy West facing suite has an open concept design that is complimented by 9 foot ceilings, laminate flooring & two tranquil balconies. The show-stopping kitchen is the focal point of the suite and sets this unit apart from the rest. The kitchen features gorgeous high gloss white cabinetry, seamlessly integrated appliances, beautiful white quartz counters and backsplash and an eat-in freestanding island. A spacious primary bedroom offers fantastic storage with an expansive closet and relaxing four-piece ensuite bathroom with deep soaker tub and plenty of built-in storage for your toiletries. Ensuite laundry is smartly tucked away in the laundry closet and includes additional storage space for your convenience. One underground parking space and one locker included. South Hill on Madison is an extremely well-run building with a dedicated twenty-four-hour concierge and security team keeping the building safe and secure. Residents can enjoy a variety of in-building amenities including fitness room with a yoga studio, party room, media room, visitors parking and bike storage. A location like no other - a short walk to the Dupont subway station, the amenities along Dupont and George Brown College. You are just steps to the beauty of the historic castle and surrounded by a variety of parks. Situated between best neighbourhoods in the city; Casa Loma, Yorkville, and The Annex.

**Inclusions:** cooktop, hood fan, built-in microwave, built-in oven, refrigerator, washer & dryer, kitchen island, kitchen bench seating, all window coverings, all electrical light fixtures, all bathroom mirrors, medicine cabinet, built-in desk, all hvac & equipment.

**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA 905-845-0024



**377 Madison Ave 314**  
**Toronto Ontario M4V 3E1**  
 Toronto C02 Casa Loma Toronto % Dif: 97  
**Taxes:** \$4,313.19 / 2024 **For:** Sale **SPIS:** N **DOM:** 28  
**Sold:** \$725,000  
**List:** \$749,900  
 Condo Apt **#Shares%:** **Rms:** 5  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 3 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 2681 **Locker Unit:** 1x4, 1x3  
**Level:** 14  
**Dir/Cross St:** Spadina and Davenport  
**Directions:** Spadina and Davenport  
**Prop Mgmt:** ICC Property Management Ltd.

**MLS#:** C12345263 **Sold Date:** 09/11/2025  
**PIN#:** 766810062

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> Floor Plans <b>Exposure:</b> E <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$783.97 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Hospital, Library, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, School <b>Interior Feat:</b> Other <b>Security Feat:</b> Security Guard	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> B #40 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Gym, Party/Meeting Room, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b> Y
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**Water Body Type:** Lake

#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Flat	24.57	x 13.48	Laminate	Open Concept	W/O To Balcony
2	Dining	Flat	24.57	x 13.48	Laminate	Open Concept	Combined W/Kitchen
3	Kitchen	Flat	24.57	x 13.48	Laminate	Open Concept	Stainless Steel Appl
4	Prim Bdrm	Flat	10.5	x 10.07	Laminate	4 Pc Ensuite	W/I Closet
5	Br	Flat	10.5	x 8.17	Laminate	3 Pc Ensuite	B/I Closet
6	Laundry	Flat	0	0			
7	Foyer	Flat	0	0			

**Client Remks:** Unique opportunity to own a stunning boutique condo in one of Torontos most desirable neighborhoods, right by Casa Loma. This exceptional 2-bedroom, 2-bathroom home offers an exquisite blend of luxury, charm, and convenience. From the modern, open-concept layout to the high-end finishes, every detail has been carefully crafted. Large windows bring in abundant natural light, while the spacious bedrooms and elegant bathrooms provide comfort and style. Located near Torontos historic Casa Loma, this condo is close to vibrant dining, shopping, and cultural destinations, with easy access to transit options that connect you seamlessly to the city. If you're looking for an urban oasis that combines both prestige and practicality, this is it. Dont miss out on this rare find its the perfect place to call home. EXTRAS: Experience the luxury of South Hill on Madison Condos, offering a range of premium amenities such as a fitness center, rooftop lounge with stunning views, private parking, and secure access for ultimate convenience and comfort.

**Inclusions:** Existing fridge, electric stove, dishwasher, washer and dryer and all ELFs  
**Listing Contracted With:** HARVEY KALLES REAL ESTATE LTD. 416-441-2888





**223 St Clair Ave W 704**  
**Toronto Ontario M4V 0A5**  
 Toronto C02 Casa Loma Toronto % Dif: 95  
**Taxes:** \$4,675.34 / 2025 **For:** Sale **SPIS:** N **DOM:** 22  
**Sold: \$840,000**  
**List: \$880,000**  
 Condo Apt **#Shares%:** **Rms:** 10  
 Apartment **Locker#:** **Bedrooms:** 2  
**Unit#:** 04 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCC / 2686 **Locker Unit:** 1x4xMain, 1x3xMain  
**Level:** 7  
**Dir/Cross St:** St Clair and Avenue  
**Directions:** St Clair and Avenue  
**Prop Mgmt:** Del Property Management

**MLS#:** C12373846 **Sold Date:** 09/24/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> 820 SqFt interior and 148 SqFt balcony as per floor plans <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$915.31 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> HST Applicable to Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 47 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C47 <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	6.99	x 5.15	Closet
2	Kitchen	Main	8.66	x 6.99	Combined W/Living
3	Living	Main	16.17	x 10.24	Combined W/Kitchen
4	Prim Bdrm	Main	12.07	x 10.01	W/I Closet North View Ensuite Bath
5	Bathroom	Main	7.15	x 7.68	3 Pc Bath
6	2nd Br	Main	8.6	x 4.92	4 Pc Bath
7	Laundry	Main	3.67	x 3.41	

**Client Remks:** Welcome to ZIGG Condos, ideally situated on the St. Clair streetcar line and perfectly nestled between South Hill and Forest Hill. Just a short walk to Yonge & St. Clair, Forest Hill Village, and Summerhill/Rosedale, this location blends city convenience with a charming neighbourhood feel. Sir Winston Churchill Park, The Badminton & Racquet Club of Toronto, and ravine trails are nearby for an active lifestyle. This beautiful split-plan 2-bedroom, 2-bathroom residence features sweeping treetop north views over Forest Hill. The spacious primary suite is a true retreat, complete with a walk-in closet and a generous, light-filled ensuite. The second bedroom, framed by floor-to-ceiling windows, offers flexibility as a guest room, home office, or creative space, with a large closet for ample storage. Enjoy the outdoors from your private balcony that is perfect for morning coffee, evening unwinding, or a touch of urban gardening. Building amenities include: Rooftop terrace and lounge area with gorgeous views, Pet spa, Fitness room, Party room, 24-hour concierge for security and convenience  
**Inclusions:** All ELF'S, Fulgor cook top and B/I oven, Bloomberg fridge and dishwasher, Frigidaire microwave, LG stacked washer/dryer, and window coverings.

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>349 St Clair Ave W 115</b> <b>Toronto Ontario M5P 1N3</b> Toronto C02 Casa Loma Toronto % Dif: 92 <b>Taxes:</b> \$5,758.08 / 2025 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 16		
<b>Sold:</b> \$850,000 <b>List:</b> \$925,000		
Condo Apt 3-Storey <b>Unit#:</b> 115 <b>Corp#:</b> YCC / 310	<b>#Shares%:</b> <b>Locker#:</b> 7D <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 1	<b>Rms:</b> 6 + 2 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 4 2x4xUpper, 1x2xMain, 1x2xLower
<b>Dir/Cross St:</b> St Clair Ave W - East of Bathurst St. <b>Directions:</b> St Clair Ave W - West of Spadina Rd. <b>Prop Mgmt:</b> Goldview Property Management		

**MLS#:** C12375809 **Sold Date:** 09/18/2025  
**PIN#:** 113100015

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> Finished with Walk-Out / Full <b>Fireplace/Stv:</b> Y <b>Heat:</b> Baseboard / Electric <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1977 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1800-1999 <b>Sqft Source:</b> MPAC <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b> N	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$1,527 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> N <b>HST Applicable to:</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Family Room, Fenced Yard, Fireplace/Stove, Pets Allowed with Restrictions, Public Transit <b>Exterior Feat:</b> Patio, Controlled Entry, Paved Yard, Privacy <b>Interior Feat:</b> Carpet Free, Water Heater, Storage <b>Security Feat:</b> Security System	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Upper <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 36 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> level A unit36 <b>Bldg Amen:</b> Exercise Room, Sauna, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Kitchen	Main	12.8	x 8.04	Tile Floor	Walk Through	Fluorescent
2	Living	Main	18.7	x 11.48	Parquet Floor	Fireplace	W/O To Balcony
3	Dining	Main	10.5	x 9.51	Parquet Floor	Combined W/Living	
4	Prim Bdrm	Upper	17.22	x 10.66	Parquet Floor	4 Pc Ensuite	W/O To Balcony
5	2nd Br	Upper	15.26	x 8.86	Parquet Floor	4 Pc Bath	W/O To Balcony
6	Family	Lower	10.76	x 18.41	Parquet Floor	2 Pc Bath	Combined W/Rec
7	Utility	Lower	5.41	x 6.99			
8	Rec	Lower	10.83	x 9.68	Combined W/Rec	W/O To Patio	O/Looks Garden
9	Laundry	Upper	9.81	x 4.82			

**Client Remks:** Discover an exceptional 3-level, all above-grade opportunity at Winston Place, where urban convenience meets tranquil living in an exclusive boutique condominium. Nestled beside the picturesque Nordheimer Ravine, this unique residence offers the perfect blend of nature, sophistication, and accessibility. Located just minutes from Forest Hill Village, you'll enjoy charming cafes, upscale boutiques, and effortless transit options, making every day a seamless experience. Step inside a thoughtfully designed condo that mirrors the elegance of a townhome, complete with both indoor (lobby) and outdoor (patio) spaces, offering street access. With an estimated 1,805 square feet of living space, including 1,280 square feet across the central and upper floors, and a generous 525 square feet of above-grade family / rec-room, this home offers ample space for both relaxation and entertainment. Each floor features a walk-out balcony, inviting you to savour the fresh air and stunning surroundings. A coveted wood-burning fireplace adds warmth and character, an increasingly rare and desirable feature that enhances the ambiance of this refined residence. The second-floor laundry ensures convenience, while the expansive patio serves as a secure haven for children's play or sophisticated outdoor gatherings. Whether you're seeking a spacious home with a yard-like feel or an elegant pied-a-terre in a prime location, Winston Place delivers an unparalleled living experience. Don't miss the chance to make this exquisite retreat your own. Some pictures are virtually staged (ie). Lr, kit, primary Br, laundry

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 416-222-2600



**349 St Clair Ave W 301**  
**Toronto Ontario M5P 1N3**  
 Toronto C02 Casa Loma Toronto % Dif: 94  
**Taxes:** \$7,103.50 / 2025 **For:** Sale **SPIS:** N **DOM:** 6  
**Sold: \$930,000**  
**List: \$989,000**  
**Condo Apt** **#Shares%:** **Rms:** 7  
**1 Storey/Apt** **Locker#:** 10 **Bedrooms:** 3  
**Unit#:** 1 **Locker Lev/Unit:** A **Washrooms:** 2  
**Corp#:** YCC / 310 **Locker Unit:** 35 **1x4xFlat, 1x3xFlat**  
**Level:** 2  
**Dir/Cross St:** St Clair and Spadina  
**Directions:** Just West of Spadina, South Side  
**Prop Mgmt:** Goldview Property Management

**MLS#:** C12483750 **Sold Date:** 11/02/2025  
**PIN#:** 113100017

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Electric <b>Apx Age:</b> 31-50 <b>Year Built:</b> 1977 <b>Apx Sqft:</b> 1800-1999 <b>Sqft Source:</b> 1875 sf including 2 enclosed balconies <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$1,329.39 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Family Room, Fireplace/Stove, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit, Ravine, School <b>Interior Feat:</b> Carpet Free, Separate Heating Controls, Auto Garage Door Remote <b>Security Feat:</b> Security System	<b>Balcony:</b> Encl <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 35 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> A <b>Bldg Amen:</b> Bike Storage, Exercise Room, Party/Meeting Room, Sauna, Visitor Parking, Elevator <b>Com Elem Incl:</b> Y
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<b>Waterfront:</b> None							
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Main	6.76	x 6.07	Double Closet	Granite Floor	
2	Kitchen	Main	13.91	x 8.23	Tile Floor	Stainless Steel Appl	Galley Kitchen
3	Living	Main	21	x 11.58	Fireplace	Parquet Floor	Sliding Doors
4	Dining	Main	16.4	x 9.68	Parquet Floor	Sliding Doors	Open Concept
5	Prim Bdrm	Main	14.99	x 9.74	W/W Closet	Large Window	3 Pc Ensuite
6	2nd Br	Main	11.91	x 9.91	W/W Closet	Large Window	Parquet Floor
7	3rd Br	Main	16.83	x 10.99	B/I Bookcase	Parquet Floor	W/O To Sunroom
8	Laundry	Main	7.35	x 6.5	Tile Floor	Laundry Sink	
9	Solarium	Main	19.85	x 8.17	Tile Floor	Large Window	Sliding Doors
10	Solarium	Main	16.5	x 13.58	Tile Floor	Large Window	Sliding Doors
11	Utility	Main	7.35	x 6.5	Combined W/Laundry		

**Client Remks:** Ideally located one-level 3-bedroom, two bathroom corner suite in a boutique low-rise condo apartment building. Imagine cozying up with a good book in front of your wood-burning fireplace! Winston Place is ideally situated for easy living within short walking distance to Forest Hill Village, Winston Churchill Park, Nordheimer Ravine, public transit, and the shops of St. Clair West. You'll love the exclusive established location offering ease of access to green space and the local amenities. The Winston has recently undertaken upgrades to the HVAC systems, which have now been completed. The third bedroom or the larger balcony can both be used as family rooms or offices. This property offers excellent lifestyle value. Much larger than it seems, the floor plans indicate there is 1,875 square feet of interior space, including the two enclosed solariums, which can be returned to balconies.

**Inclusions:** All electric light fixtures, window coverings, appliances (in as is, where is condition). HVAC system.

**Listing Contracted With:** SOTHEY'S INTERNATIONAL REALTY CANADA 416-960-9995



<b>223 St Clair Ave W 406</b> <b>Toronto Ontario M4V 1R3</b> Toronto C02 Casa Loma Toronto % Dif: 95 <b>Taxes:</b> \$5,136 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 81		
Condo Apt 1 Storey/Apt <b>Unit#:</b> 6 <b>Corp#:</b> TSCP / 2686	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> A <b>Locker Unit:</b> 39 <b>Level:</b> 4	<b>Rms:</b> 8 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x3xMain, 1x3xMain
<b>Dir/Cross St:</b> Avenue Rd/St Clair <b>Directions:</b> St Clair Ave W <b>Prop Mgmt:</b> Del Property Management		

**MLS#:** C12278214 **Sold Date:** 09/30/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Year Built:</b> 2018 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> floorplan <b>Exposure:</b> Nw <b>Assessment:</b> \$718,000 / 2024 <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$1,106.57 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A/Unit 28 <b>Bldg Amen:</b> Concierge, Exercise Room, Party/Meeting Room <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	8.86	x 11.88	
2	Kitchen	Main	11.91	x 9.84	
3	Dining	Main	11.91	x 9.84	
4	Den	Main	10.33	x 7.91	
5	Br	Main	10.99	x 12.01	
6	Bathroom	Main	6.23	x 6.23	3 Pc Ensuite
7	Br	Main	11.38	x 10.01	
8	Bathroom	Main	6.23	x 6.23	3 Pc Bath

**Client Remks:** Discover refined urban living at Zigg Condos, ideally located in the prestigious Forest Hill neighbourhood. This stunning 2-bedroom + den, 2-bathroom corner suite offers the perfect blend of sophistication, comfort, and everyday convenience. Step into a sun-filled open-concept layout, highlighted by floor-to-ceiling windows that flood the space with natural light. The combined living, dining, and kitchen area is perfect for entertaining or relaxing at home. The sleek, modern kitchen is a chefs delight, featuring high-end built-in appliances, stylish cabinetry, and ample counter and storage space. The primary bedroom features a spa-inspired ensuite with a glass-enclosed shower, while the spacious second bedroom offers flexibility for guests, a home office, or a nursery. A modern 3-piece main bath and in-suite laundry add extra function and comfort. Enjoy your own private balcony with breathtaking views of the iconic Timothy Eaton Memorial Church. Included with the unit is one parking space and a storage locker. Residents of Zigg Condos enjoy an array of upscale amenities, including a rooftop terrace with sweeping city views, elegant indoor lounge and kitchen space, a party/entertainment room, fully equipped fitness centre, and 24-hour concierge. Located steps from TTC streetcars and subway stations, parks, top-rated schools, boutique shops, and popular restaurants this is your opportunity to own a standout suite in one of Torontos most sought-after communities.

**Inclusions:** Blomberg Fridge/Freezer, Fulgor Oven, Fulgor Cooktop, Frigidaire Microwave, Washer/Dryer

**Listing Contracted With:** Diloreto & Co. 519-265-8655





**501 St Clair Ave W 1907**  
**Toronto Ontario M5P 0A2**  
 Toronto C02 Casa Loma Toronto % Dif: 91  
**Taxes:** \$4,124.24 / 2024 **For:** Sale **SPIS:** N **DOM:** 56  
**Sold: \$945,000**  
**List: \$1,038,800**  
 Condo Apt **#Shares%:** **Rms:** 6  
 Apartment **Locker#:** 77 **Bedrooms:** 2  
**Unit#:** 07 **Locker Lev/Unit:** B **Washrooms:** 2  
**Corp#:** TSCC / 2715 **Locker Unit:** P2 1x4xMain, 1x3xMain  
**Level:** 19  
**Dir/Cross St:** St Clair W & Bathurst (Subway)  
**Directions:** St Clair W & Bathurst (Subway)  
**Prop Mgmt:** City Sites Property Management Inc

**MLS#:** C12325828 **Sold Date:** 09/30/2025  
**PIN#:** 767150303

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> Other <b>Fireplace/Stv:</b> N <b>Heat:</b> Heat Pump / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 800-899 <b>Sqft Source:</b> As per Floor Plan <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,039.37 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 61 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> B (P-2) <b>Bldg Amen:</b> Bbqs Allowed, Bike Storage, Exercise Room, Games Room, Guest Suites, Outdoor Pool <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	7.05	x 6.56	Vinyl Floor
2	Kitchen	Main	13.45	x 10.01	Vinyl Floor Open Concept Walk-in Bath
3	Living	Main	12.3	x 9.97	Vinyl Floor Combined W/Kitchen Sw View
4	Prim Bdrm	Main	11.09	x 10.1	Vinyl Floor Window W/I Closet
5	2nd Br	Main	10.5	x 9.51	Vinyl Floor Window B/I Closet

**Client Remks:** Welcome to your dream home in this stunning 2-bedroom, 2-bathroom corner condo, perfectly situated to capture breathtaking, South West unobstructed views of the city skyline and lush greenery. This spacious residence features an inviting floor plan with floor-to-ceiling windows that flood the space with natural light, creating a serene ambiance. As you enter, you're greeted by a striking feature wall that sets a luxurious tone. Enjoy the modern look of brand new wide plank flooring throughout, complemented by fresh baseboards and elegant crown moulding with customizable dimmable lighting. Each room is equipped with stylish blinds for privacy and light control, while upgraded light fixtures and thoughtfully placed pot lights elevate the homes ambiance. Both bathrooms feature luxurious glass enclosed showers for a spa-like experience, along with efficient built-in storage solutions to keep clutter at bay. Ample built-in closets throughout provide plenty of storage options, and the primary bedroom boasts a spacious walk-in closet with custom built-ins for optimal organization. With black-out blinds designed for restful sleep, this condo combines luxury with comfort in an unbeatable location. **\*\*EXTRAS\*\*** Enjoy the ideal mix of urban convenience and community charm, with shops, cafes, and restaurants just steps away. Nearby parks provide a serene escape, and excellent transit options make commuting effortless.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC., 416-901-5700



**1 Benvenuto Pl 224**  
**Toronto Ontario M4V 2L1**  
 Toronto C02 Casa Loma Toronto % Dif: 90  
**Taxes:** \$6,734 / 2025 **For:** Sale **SPIS:** N **DOM:** 41  
**Sold:** \$1,075,000  
**List:** \$1,199,000  
 Condo Apt **#Shares%:** **Rms:** 7  
 Apartment **Locker#:** **Bedrooms:** 1 + 1  
**Unit#:** 16 **Locker Lev/Unit:** A **Washrooms:** 2  
**Corp#:** TCP / 1759 **Locker Unit:** 84 1x3xFlat, 1x5xFlat  
**Level:** 2  
**Dir/Cross St:** Avenue Rd & Edmund Ave  
**Directions:** South on Avenue Rd, West on Edmund Ave,  
**Prop Mgmt:** Benvenuto Residences Inc.

**MLS#:** C12304699 **Sold Date:** 09/03/2025  
**PIN#:** 127490091

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1400-1599 <b>Sqft Source:</b> Builder Floor Plan <b>Exposure:</b> W <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,617.43 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> Y <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Family Room, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven	<b>Balcony:</b> None <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Carport / 1 <b>Park/Drive:</b> <b>Drive:</b> Covered <b>Park Type:</b> Exclusive <b>Park \$/Mo:</b> <b>1 Tot Prk Spcs:</b> 1 <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Rooftop Deck/Garden, Visitor Parking <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Flat	6.76	x 6.33	Marble Floor Double Closet 3 Pc Bath
2	Living	Flat	20.01	x 13.09	Combined W/Dining Hardwood Floor West View
3	Dining	Flat	20.01	x 13.09	Combined W/Living Hardwood Floor West View
4	Kitchen	Flat	10.01	x 13.09	Combined W/Br Granite Counter Stainless Steel Appl
5	Breakfast	Flat	10.01	x 13.09	Combined W/Kitchen Hardwood Floor
6	Prim Bdrm	Flat	20.01	x 13.68	5 Pc Ensuite W/I Closet Combined W/Laundry
7	Den	Flat	9.65	x 13.85	Hardwood Floor Sliding Doors Double Closet

**Client Remks:** The Benvenuto Place. Recognized as one of Toronto's most iconic Landmark Buildings. 1445 sf of luxury living at your door step. This unit includes one valet parking spot & 1 locker. 1+1 beds, 2 full baths, Den can easily be used as 2nd bedroom (has glass sliding doors for complete privacy. Gourmet kitchen w/stainless steel appliances, granite counters, Brazilian Cherrywood flooring, updated primary en suite. The Benvenuto offers hotel style amenities w/24 hr concierge, valet/porter services & Scaramouche 5 star restaurant just downstairs. You can indulge in gourmet dining without having to leave the building, or just talk a short walk to Yorkville. \*8th floor Rooftop gym & outdoor sitting area with panoramic views of the City of Toronto & Lake Ontario. \*\*EXTRAS\*\* All appliances incl: Stainless Steel Jenn-Air fridge/freezer, Bosch cook-top stove & oven, B/I Panasonic micro, Bosch DW, Bosch stacked washer & dryer, all ELF's, all blinds, 1 parking spot, 1 locker

**Inclusions:** All appliances incl: Stainless Steel Jenn-Air fridge/freezer, Bosch cook-top stove & oven, B/I Panasonic micro, Bosch DW, Bosch stacked washer & dryer, all ELF's, all blinds, 1 parking spot, 1 locker

**Listing Contracted With:** RE/MAX REALTRON REALTY INC. 905-764-6000



<b>155 St Clair Ave W 307</b> <b>Toronto Ontario M4V 0A1</b> Toronto C02 Casa Loma Toronto % Dif: 91 <b>Taxes:</b> \$5,536.34 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 59		
Condo Apt Apartment <b>Unit#:</b> 6 <b>Corp#:</b> TSCC / 2146	<b>#Shares%:</b> <b>Locker#:</b> 71 <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> C71 <b>Level:</b> 3	<b>Rms:</b> 5 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x4xMain, 1x4xMain
<b>Dir/Cross St:</b> St Clair Avenue & Avenue Road <b>Directions:</b> St Clair Avenue & Avenue Road <b>Prop Mgmt:</b> Del Property Management		

**MLS#:** C12224345 **Sold Date:** 08/14/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 11-15 <b>Year Built:</b> 2011 <b>Apx Sqft:</b> 1000-1199 <b>Sqft Source:</b> other <b>Exposure:</b> S <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,453.90 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Arts Centre, Ensuite Laundry, Family Room, Fireplace/Stove, Library, Other, Park, Pets Allowed with Restrictions, Place Of Worship, Public Transit <b>Interior Feat:</b> None	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Other <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> None <b>Drive:</b> None <b>Park Type:</b> Owned / None <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>#:</b> 33 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level C <b>Bldg Amen:</b> Car Wash, Concierge, Guest Suites, Gym, Indoor Pool, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
<b>Client Remks:</b> Step into the world of luxury at "The Avenue"! Experience world-class amenities, including valet service and a full-service concierge. Sun-filled and functional layout, no expense spared in the finishes designed for elegance + comfort. Fantastic value for this stunning elegant luxury condo will leave a lasting impression from the moment you step in! High Demand Upscale Location Just Outside Situated Near Elite Schools Such As Upper Canada College And Bishop Strachan School!					
<b>Listing Contracted With:</b> RIGHT AT HOME REALTY, BROKERAGE 905-637-1700					



**380 Macpherson Ave 307**  
**Toronto Ontario M4V 3E3**  
 Toronto C02 Casa Loma Toronto % Dif: 94  
**Taxes:** \$5,059.92 / 2025 **For:** Sale **SPIS:** N **DOM:** 16  
**Sold: \$1,225,000**  
**List: \$1,299,000**  
 Condo Apt **#Shares%:** **Rms:** 6  
 Loft **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 07 **Locker Lev/Unit:** **Washrooms:** 2  
**Corp#:** TSCP / 2026 **Locker Unit:** 2x4  
**Level:** 3  
**Dir/Cross St:** Dupont/Spadina  
**Directions:** North of Dupont St  
**Prop Mgmt:** ICC Property Management Ltd.

**MLS#:** C12432002 **Sold Date:** 10/15/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 1200-1399 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> MPAC <b>Exposure:</b> N <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$1,201 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> Y <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Electric Car Charger, Ensuite Laundry, Library, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Other	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 1 <b>Park/Drive:</b> Private <b>Drive:</b> Private <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	19.19	x 15.16	Window Flr to Ceil	Open Concept	W/O To Balcony
2	Dining	Main	13.81	x 12.34	Open Concept	Combined W/Living	Track Lights
3	Kitchen	Main	13.16	x 12.76	Breakfast Bar	Stainless Steel Appl	Granite Counter
4	Den	Main	8.6	x 8.14	Laminate	Sliding Doors	
5	Prim Bdrm	Main	15.94	x 12.83	4 Pc Ensuite	W/O To Balcony	Closet
6	2nd Br	Main	12.83	x 8.79	Closet	Broadloom	Sliding Doors

**Client Remks:** The One You Have Been Waiting For And Shows To Perfection! Highly Sought After 2 Bedroom Plus Den Suite At Madison Lofts. New York Like Living In The Annex. Soaring 12Ft Concrete Ceilings And Wow Factor From The Moment You Enter. 1,200 SF. Open Concept Layout Designed With Entertaining In Mind. Overlooks The Quiet Building Courtyard With Casa Loma Views From Your Balcony. Updated Balcony Flooring. Fabulous Built-in F-C Bookshelf. Lutron Lighting And Black Track Lighting. Parking Spot With EV Charger! Living Room Open To The Expansive Dining Room And Boasts A Walk-Out To The Balcony. Kitchen Has Granite Countertops, A Great Breakfast Bar, And Stainless Steel Appliances. Second Bedroom Currently Being Used As An Office, But Can Easily Accommodate Bedroom Furniture. 5 Star Building Amenities Include Gym, Sauna, Party Meeting Room, Concierge, Visitor Parking And Picturesque Rooftop Terrace with BBQs. Steps to the Annex, Yorkville. Forest Hill, TTC, And Shops, And Eateries Along Dupont, The Best Parks And Renowned Schools. Amazing Loft In A Great Neighbourhood!

**Inclusions:** Parking Space with EV charger, Locker Room directly adjacent to parking spot, All light fixtures, All custom built-in shelves, All window coverings, Washlet toilet seat in Primary Ensuite, Appliances: Stove, Dishwasher, Microwave, Refrigerator/Freezer, Washer And Dryer, All TVs.

**Listing Contracted With:** RE/MAX REALTRON BARRY COHEN HOMES INC. 416-223-1818





**9 Clarendon Ave A**  
**Toronto Ontario M4V 1H8**  
 Toronto C02 Casa Loma Toronto % Dif: 91  
**Taxes:** \$7,646.44 / 2025 **For:** Sale **SPIS:** N **DOM:** 149  
**Sold:** \$1,325,000  
**List:** \$1,449,000  
 Condo Apt **#Shares%:** **Rms:** 9  
 Apartment **Locker#:** **Bedrooms:** 2 + 1  
**Unit#:** 4 **Locker Lev/Unit:** **Washrooms:** 3  
**Corp#:** MTCP / 752 **Locker Unit:** 1x4xBsmt, 1x5xUpper,  
**Level:** 1 1x3xUpper  
**Dir/Cross St:** Avenue Rd & St Clair Ave  
**Directions:** third street south of St Clair, west off Avenue Rd.  
**Prop Mgmt:** self managed

**MLS#:** C12244837 **Sold Date:** 11/21/2025  
**PIN#:** 117520004

<b>Kitchens:</b> 2 <b>Fam Rm:</b> Y <b>Basement:</b> Apartment <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> <b>Year Built:</b> 1928 <b>Yr Built Source:</b> MPAC <b>Apx Sqft:</b> 1600-1799 <b>Lot Size Source:</b> MPAC <b>Sqft Source:</b> Plans <b>Exposure:</b> Ns <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> No <b>Locker:</b> Ensuite+Owned <b>Maint:</b> \$851 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> N <b>Retirement:</b> <b>HST Applicable to</b> Not Subject to HST <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Family Room, Fireplace/Stove <b>Interior Feat:</b> Accessory Apartment	<b>Balcony:</b> Jlte <b>Ens Lndry:</b> <b>Lndy Lev:</b> Lower <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Detached / 1 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned <b>Park/Drv Spcs:</b> 1 <b>Tot Prk Spcs:</b> 1 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> garage <b>Bldg Amen:</b> <b>Com Elem Incl:</b>
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#	Room	Level	Length (ft)	Width (ft)	Description		
1	Foyer	Upper	6.76	x 41.17	Closet	3 Pc Bath	Open Stairs
2	Living	Upper	11.29	x 20.41	Combined W/Dining	Fireplace	Hardwood Floor
3	Dining	Upper	9.42	x 17.91	Combined W/Living	Hardwood Floor	
4	Family	Upper	13.65	x 11.06	Panelled	Separate Rm	Hardwood Floor
5	Kitchen	Upper	16.57	x 10.76	Pantry	Breakfast Bar	
6	Prim Bdrm	Upper	18.37	x 17.36	5 Pc Ensuite	His/Hers Closets	Hardwood Floor
7	2nd Br	Upper	16.57	x 10.43	Closet	Broadloom	
8	Foyer	Lower	8.83	x 3.15	4 Pc Bath	Closet	
9	Living	Lower	12.73	x 16.31	W/O To Patio	South View	
10	Kitchen	Lower	11.91	x 13.45	Breakfast Bar		
11	Br	Lower	9.25	x 11.68	Closet	Glass Doors	
12	Laundry	Lower	0	0	Laundry Sink	B/I Shelves	Separate Rm

**Client Remks:** Fabulous Clarendon Ave, a hop and a skip to Yorkville, or Forest Hill or Yonge St shopping and dining. This is a small complex of condos, (only 8) with each comprising a full two bedroom home on one level, plus a lower level one bedroom suite . 9-A is the entire upper floor, bright and spacious and totally updated/renovated. Gorgeous hardwood floors, high ceilings, a woodburning fireplace, this really feels like home. Two bedrooms plus a huge living /dining room and a delightful paneled family room. Both bedroom are generously sized, with the primary bedroom featuring lots of closet space and a recently update marble 4 piece ensuite. The second bathroom, also recently redone, has a marble oversized shower. The kitchen was renovated and has stone countertops, huge pantry space and recent appliances. Off the kitchen is a side entrance leading to the lower level one bedroom suite. Perfect for guests, or offer it for rent as a separate apartment. Laundry can also be found on the lower level. This is terrific value in one of the best neighborhoods in the city.

**Inclusions:** All existing light fixtures, all existing window coverings, all appliances in both suites. One parking garage is included. Recent furnace. Storage space is in furnace room, no separate locker.

**Listing Contracted With:** HAZELTON REAL ESTATE INC. 416-924-3779



<b>155 St Clair Ave W 308</b> <b>Toronto Ontario M4V 0A1</b> Toronto C02 Casa Loma Toronto % Dif: 90 <b>Taxes: \$9,852 / 2025 For: Sale</b> <b>SPIS: N</b> <b>DOM: 80</b>		
<b>Sold: \$1,585,000</b> <b>List: \$1,758,000</b>		
Condo Apt Apartment <b>Unit#:</b> 8 <b>Corp#:</b> TSCC / 2146	<b>#Shares%:</b> <b>Locker#:</b> 70 <b>Locker Lev/Unit:</b> C <b>Locker Unit:</b> 70 <b>Level:</b> 3	<b>Rms:</b> 6 <b>Bedrooms:</b> 2 <b>Washrooms:</b> 2 1x5xMain, 1x3xMain
<b>Dir/Cross St:</b> Avenue Rd & St.Clair <b>Directions:</b> Avenue Rd & St.Clair <b>Prop Mgmt:</b> Del Management Property		

**MLS#:** C12364356      **Sold Date:** 11/14/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> Y <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 11-15 <b>Year Built:</b> 2011 <b>Apx Sqft:</b> 1200-1399 <b>Sqft Source:</b> Plans <b>Exposure:</b> Sw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> Unknown <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Owned <b>Maint:</b> \$2,169.47 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> Y <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Ensuite Laundry, Fireplace/Stove, Pets Allowed with Restrictions <b>Interior Feat:</b> Built-In Oven, Carpet Free, Countertop Range, Primary Bedroom - Main Floor	<b>Balcony:</b> Terr <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> <b>Exterior:</b> Brick / Concrete <b>Gar/Gar Spcs:</b> Underground / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 37 <b>#:</b> 38 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> C / C <b>Bldg Amen:</b> <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	9.74	x 7.15	Hardwood Floor      Coffered Ceiling      Double Closet
2	Living	Main	31.5	x 11.52	Combined W/Dining      Coffered Ceiling      Fireplace
3	Dining	Main	31.5	x 11.52	Combined W/Living      Coffered Ceiling      Hardwood Floor
4	Breakfast	Main	10.24	x 8.01	Marble Floor      W/O To Patio      Combined W/Kitchen
5	Kitchen	Main	10.99	x 8.01	B/I Appliances      Marble Floor      Pot Lights
6	Prim Bdrm	Main	13.25	x 11.42	Hardwood Floor      Coffered Ceiling      W/I Closet
7	2nd Br	Main	13.68	x 9.68	Hardwood Floor      Double Closet      French Doors
8	Bathroom	Main	9.68	x 10.01	Marble Floor      5 Pc Ensuite      Double Sink
9	Bathroom	Main	5.09	x 8.99	3 Pc Bath      Marble Floor      Glass Doors

**Client Remks:** The Avenue, a prestigious chateau-inspired luxury residence at 155 St. Clair Avenue West, surrounded by Toronto's most desirable neighbourhoods, Forest Hill, Casa Loma, The Annex, and Yorkville. This elegant suite features a split two-bedroom plan with formal dining and living area with a fireplace. Gorgeous hardwood, marble floors, and coffered ceilings are carried throughout enhancing timeless appeal. The Primary bedroom filled with natural light overlooks a manicured courtyard and has a walk-in closet and 5-piece spa-like ensuite. The second bedroom offers double closets with wardrobe built-ins and French doors. Currently used as a Den. A custom Cameo kitchen with breakfast area is equipped with all high-end appliances. Sub-Zero panelled fridge and freezer, Double Wolf gas stove, and Miele dishwasher. A true highlight is the expansive 190-foot private terrace overlooking the landscaped courtyard, a rare outdoor retreat in the city. This residence also includes two parking spots and a spacious private locker room. The Avenue offers hotel-inspired amenities, including 24/7 valet and concierge service, pool, sauna, fitness centre, yoga & treatment room, party room, a car wash bay, and two guest suites. A pleasure to show.

**Inclusions:** SubZero fridge/freezer, Miele dishwasher, Double Wolf built-in oven and Wolf gas counter range, washer and dryer, light fixtures [excluding primary bedroom chandelier], custom window blinds and curtains, and all closet built-ins.

**Listing Contracted With:** CHESTNUT PARK REAL ESTATE LIMITED 416-925-9191



<b>377 Madison Ave 706</b> <b>Toronto Ontario M4V 3E1</b> Toronto C02 Casa Loma Toronto % Dif: 95 <b>Taxes:</b> \$12,510.41 / 2024 <b>For:</b> Sale <b>SPIS:</b> N <b>DOM:</b> 21		
Condo Apt Apartment <b>Unit#:</b> 6 <b>Corp#:</b> TSCC / 2681	<b>#Shares%:</b> <b>Locker#:</b> <b>Locker Lev/Unit:</b> <b>Locker Unit:</b> <b>Level:</b> 7	<b>Rms:</b> 6 <b>Bedrooms:</b> 3 <b>Washrooms:</b> 3 1x3xMain, 1x3xMain, 1x3xMain
<b>Dir/Cross St:</b> Spadina And Dupont <b>Directions:</b> - <b>Prop Mgmt:</b> ICC Property Management		

**MLS#:** C12516976 **Sold Date:** 11/27/2025  
**PIN#:** 766810157

<b>Kitchens:</b> 1 <b>Fam Rm:</b> N <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Forced Air / Gas <b>Apx Age:</b> 6-10 <b>Apx Sqft:</b> 1800-1999 <b>Sqft Source:</b> 1,972 Sq.ft as per MPAC <b>Exposure:</b> Nw <b>Assessment:</b> <b>Spec Desig:</b> Unknown <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> None <b>Maint:</b> \$1,922.26 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> Included In <b>HST Applicable to Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> Y <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>CAC Incl:</b> Y <b>Prkg Incl:</b> Y <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Clear View, Ensuite Laundry, Pets Allowed with Restrictions <b>Interior Feat:</b> Other	<b>Balcony:</b> Open <b>Ens Lndry:</b> Y <b>Lndy Lev:</b> Main <b>Exterior:</b> Concrete <b>Gar/Gar Spcs:</b> Underground / 0 <b>Park/Drive:</b> Undergrnd <b>Drive:</b> Underground <b>Park Type:</b> Owned / Owned <b>Park/Drv Spcs:</b> 2 <b>Tot Prk Spcs:</b> 2 <b>#:</b> 40 <b>#:</b> 41 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> Level A / Level A <b>Bldg Amen:</b> Concierge, Gym, Media Room, Visitor Parking <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	19.98	x 9.02	B/I Closet
2	Living	Main	21.59	x 20.64	Combined W/Dining W/O To Balcony
3	Kitchen	Main	13.29	x 11.91	B/I Closet Open Concept
4	Prim Bdrm	Main	10.53	x 31.92	B/I Closet 3 Pc Ensuite W/O To Balcony
5	2nd Br	Main	9.55	x 18.9	3 Pc Ensuite W/O To Balcony
6	3rd Br	Main	16.96	x 9.28	3 Pc Ensuite W/O To Balcony

**Client Remks:** Indulge in the epitome of luxury living at this immaculate 3-bed, 3-bath Penthouse, crafted by a renowned international Designer, a top of South Hill on Madison. No expense was spared in the creation of this custom home, boasting Legrand Adorne electrical devices, custom white oak herring bone floors, & ceilings finished w/ the highest grade no.5 finish. Every detail exudes sophistication, from recessed lighting & sprinklers sprinklers to architectural linear slot diffusers. Storage is abundant, w/ bespoke built-in closets & jaw-dropping shoe closets in Louboutin red. The kitchen is a chef's dream, equipped with built-in Liebherr refrigerators, Thermador induction cooktop & oven, a Grigio Carnico Stone island with a sumptuous leather finish. Relax by the Stuv fireplace in the living room. Outdoor enthusiasts will delight in over 1400sf outdoor space comprised of 2 balconies & roof terrace: fully tiled balconies and a sprawling roof terrace complete with a built-in outdoor kitchen & commercial-grade Napoleon BBQ grills, all while soaking in breathtaking views of Casa Loma & CN Tower. Bespoke luxury at its finest. **\*\*EXTRAS\*\*** Two private adjacent parking spaces.

**Listing Contracted With:** FOREST HILL REAL ESTATE INC. 416-975-5588



**1 Benvenuto Pl 321**  
**Toronto Ontario M4V 2L1**  
 Toronto C02 Casa Loma Toronto % Dif: 100  
**Taxes:** \$12,042.77 / 2025 **For:** Sale **SPIS:** N **DOM:** 70  
**Sold:** \$2,795,000  
**List:** \$2,795,000  
**Condo Apt** **#Shares%:** **Rms:** 6  
**1 Storey/Apt** **Locker#:** **Bedrooms:** 2 + 1  
**Unit#: 10** **Locker Lev/Unit:** East **Washrooms:** 3  
**Corp#: TSCC / 1759** **Locker Unit:** 321 **1x5, 1x2, 1x3**  
**Level:** 03  
**Dir/Cross St:** Avenue Rd & St Clair  
**Directions:** Edmund Ave & Avenue Road  
**Prop Mgmt:** Benvenuto Residences Inc.

**MLS#:** C12324657 **Sold Date:** 10/14/2025  
**PIN#:**

<b>Kitchens:</b> 1 <b>Fam Rm:</b> Y <b>Basement:</b> None <b>Fireplace/Stv:</b> N <b>Heat:</b> Radiant / Gas <b>Apx Age:</b> <b>Apx Sqft:</b> 2000-2249 <b>Sqft Source:</b> Builder <b>Exposure:</b> Ne <b>Assessment:</b> <b>Spec Desig:</b> Heritage <b>Survey Type:</b> None <b>Phys Hdcap-Eqp:</b>	<b>Pets Perm:</b> Yes-with Restrictions <b>Locker:</b> Exclusive <b>Maint:</b> \$2,473.15 <b>A/C:</b> Central Air <b>Central Vac:</b> N <b>UFFI:</b> <b>Elev/Lift:</b> <b>Retirement:</b> <b>HST Applicable to</b> Included In <b>Sale Price:</b> <b>Taxes Incl:</b> <b>Water Incl:</b> <b>Heat Incl:</b> Y <b>Hydro Incl:</b> <b>Cable TV Incl:</b> <b>CAC Incl:</b> <b>Bldg Ins Incl:</b> Y <b>Prkg Incl:</b> Y <b>Cert Level:</b> <b>Energy Cert:</b> <b>GreenPIS:</b> <b>Prop Feat:</b> Cul De Sac, Electric Car Charger, Family Room, Park, Pets Allowed with Restrictions, Public Transit, School <b>Interior Feat:</b> Storage, Carpet Free, Primary Bedroom - Main Floor, Storage Area Lockers	<b>Balcony:</b> None <b>Ens Lndry:</b> <b>Lndy Lev:</b> Main <b>Exterior:</b> Brick <b>Gar/Gar Spcs:</b> Carport / 2 <b>Park/Drive:</b> <b>Drive:</b> <b>Park Type:</b> Exclusive <b>Park/Drv Spcs:</b> 0 <b>Tot Prk Spcs:</b> 2 <b>Park \$/Mo:</b> <b>Prk Lvl/Unit:</b> <b>Bldg Amen:</b> Concierge, Guest Suites, Gym, Rooftop Deck/Garden, Visitor Parking, Elevator <b>Com Elem Incl:</b> Y
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Foyer	Main	0	0	Closet
2	Living	Main	25	x 10.07	Recessed Lights
3	Dining	Main	14.9	x 10.89	Open Concept
4	Kitchen	Main	17.78	x 12.27	Hardwood Floor
5	Den	Main	18.18	x 12.11	Open Concept
6	Prim Bdrm	Main	20.47	x 14.17	Hardwood Floor
7	Bathroom	Main	0	0	Breakfast Bar
8	2nd Br	Main	13.88	x 12.37	Quartz Counter
9	Bathroom	Main	0	0	Open Concept
10	Laundry	Main	0	0	Large Window

**Client Remks:** Brand new suite (demolished back to the four original walls) from the developer and exceptional in every regard. This is refined living at The Benvenuto. This light-filled 2,209 square foot 2 bedroom plus den, 2.5-bathroom suite showcases top-tier finishes highlighted with rich, warm walnut flooring that flows seamlessly throughout. The phenomenal layout encompasses a spacious flowing living, dining, and den area, perfect for both entertaining and luxurious everyday living. The gourmet eat-in kitchen, designed by Bellini, features a large island with breakfast bar, plus a separate seating area for a table, and superb appliances. "Patton Design" curated interior finishes create a sophisticated backdrop for your personal style. The suite is complemented by 2.5 luxuriously appointed bathrooms. Suite 321, offers elevated views, including vistas over the historic gothic mansion at De La Salle College with mature trees in the distance. This full-service building offers valet parking (8am to midnight), a full-time 24-hour concierge plus a day porter, on-site management and superintendent personnel, a glass gym on the rooftop, two parking spaces and a locker. Weekly dry cleaning and laundry pickup and delivery to the building makes this chore a breeze on Tuesdays. This is quite simply one of the city's finest deluxe buildings, with long-term management excellence and financial stability (no special assessments in 20 years of operations). Located in the exclusive residential pocket near Avenue Road and St Clair, this mid-century modern masterpiece of a building is exceptionally well maintained and heritage designated. Your tastebuds will be tempted at Scaramouche, on the ground floor, renowned as one of Toronto's most illustrious restaurants for over 25 years. You'll adore living at The Benvenuto.

**Inclusions:** See Schedule B  
**Listing Contracted With:** SOTHEBY'S INTERNATIONAL REALTY CANADA 416-960-9995